

NO TRANSFER
TAX PAID

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WARRANTY DEED

JOINT TENANCY

000338

Know all Persons by these Presents,

That, I, **Frank D. Baker**, of Waterville, County of Kennebec and State of Maine, in consideration of one dollar and other valuable consideration paid by **Frank D. Baker and Cynthia L. Quercia** of Waterville, County of Kennebec, and State of Maine whose mailing address is 7 Sturtevant Street, Waterville, Maine, 04901, the receipt whereof I do hereby acknowledge, do hereby **give, grant, bargain, sell and convey** unto the said **Frank D. Baker and Cynthia L. Quercia** as joint tenants and not as tenants in common, their heirs and assigns forever, a certain lot or parcel of land together with any buildings or appurtenances thereon situated in Waterville, County of Kennebec, and State of Maine, more particularly bounded and described as follows, to wit:

A certain lot or parcel of land, with the buildings thereon, situated in the City of Waterville, County of Kennebec and State of Maine, being Lot No. 34 as shown on a plan of the Bacon and Seavey lots, so-called, made for Frazier Gilman by I. E. Getchell, C. E., dated August 25, 1886, said lot being sixty (60) feet wide and one hundred ten (110) feet in depth.

Meaning and intending to convey the same premises conveyed to Frank D. Baker and Barbara E. Baker by deed of Michael J. Poulin and Kathleen M. Poulin dated May 22, 1984, and recorded in the Kennebec County Registry of Deeds in Book 2684, Page 66. Barbara Elizabeth Baker died March 2, 2003.

To have and to hold the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said **Frank D. Baker and Cynthia L. Quercia** as joint tenants and not as tenants in common, their heirs and assigns, to their own use and behoof forever.

And I do covenant with the said Grantees, their heirs and assigns that I am lawfully seized in fee of the premises; that they are free of all encumbrances; that I have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that I and my heirs shall and will **warrant and defend**, to the extent of consideration paid, the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

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In Witness Whereof, I, the said **Frank D. Baker**, as Grantor, relinquishing conveying all rights by descent and all other rights in the above described premises, have hereunto set my hand and seal this 18 day of December, 2003

Signed, Sealed and Delivered
in presence of

Juan C. Austin Frank D. Baker
Witness **Frank D. Baker**

STATE OF MAINE
COUNTY OF KENNEBEC, ss.

December 18, 2003

Then personally appeared the above-named **Frank D. Baker** and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Juan C. Austin
Notary Public

Print Name: JOAN C. AUSTIN

My commission expires 10-21-2003.

RECEIVED KENNEBEC SS.

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ATTEST: Roger C. [Signature]
REGISTER OF DEEDS